



**City of Santa Barbara**  
Airport Department

**DATE:** May 18, 2011  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Wendy Breakstone Ladd, dba The Fabric Quarter

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute the following month-to-month Lease Agreement with Wendy Breakstone Ladd, a sole proprietor, dba the Fabric Quarter for 264 square feet of office and storage space in Building 258, Unit D, at 629 Norman Firestone Road, at the Santa Barbara Airport, effective June 1, 2011, for a monthly rental of \$327, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

The Fabric Quarter has been a tenant in good standing at the Airport since January 1, 2011, conducting on-line sales of quilting fabric and supplies. The Premises is used for the processing of orders and storage of catalogs and fabric. The use conforms to existing zoning.

At this time, the Fabric Quarter wishes to reduce its overhead by relinquishing 144 square feet of office space. The reduction will result in a savings to the tenant of \$179 per month, exclusive of utilities.

The proposed monthly rental is based on a rate of \$1.24 per square foot for Industrial space and is comparable to other buildings and land on the Airport for similar use and in similar condition. The current Industrial rate ranges from \$.95 to \$1.50. The industrial category includes R&D, workshop, and assembly space, but may also reflect a combination of uses including office and storage space that is unique to a particular tenant.

In addition, The Fabric Quarter will also pay monthly utility charges of \$63.00.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map